150 HOUSES FOR SALE

PEMBERTON HOLMES, Ltd.
ESTABLISHED 1887
2002 GOVERNMENT EV 4-8124

WATERFRONT
4-year-old stucco bungalow. Large living room, dining room, kitchen and breakfast nook. All view windows. Two twin-size bedrooms. Large rumpus room with FP. Kitchenette, shower and toilet. Bathroom has vanity and swing mirrors. Full high basement, Oil-O-Matic hot water heat, electric domestic HW, ample closets, attached garage with breezeway, beautifully landscaped lot 100x145, fruit trees, heavy reinforced cement retaining wall. Beautiful beach. Taxes only $126.
OWNER WILL TRADE AS PART-PAYMENT ON CITY APARTMENT BLOCK
Property valued at $25,000. Full price today only $24,000
Jack Brown, EV 4-4976, Office EV 4-8124. Jack Middleton, GR 9-4327.

$1000 DOWN
Esquimalt Bungalow
A fine compact bungalow in one of the better Esquimalt locations. There is spacious living room with fireplace, two bedrooms, Pembroke bathroom. Sunshine bright kitchen includes oil range. This home has large lot with shade trees, is one block from all schools, bus transportation and shopping. Price only $8900
Phone J. B. Law, EV 4-8124; Res. GR 9-3251.

UPLANDS NEW LISTING AMONGST THE OAKS
This exceptional, well-built, 9-roomed stucco home, situated on very large lot with tool shed, patio, etc. Entrance hall, lge living room, open fireplace, guest-size dining room, den, 24x24, FP; small sunroom; most attractive, fully electric, perfect kitchen with maid's room; 3 full-size bedrooms; rumpus room with fireplace in basement. Hot-water oil heating. Double garage. THIS HOME IS IN PERFECT CONDITION and is a treat to show clients. It will pay you to make an appointment to see this lovely home. Contract Mr. Hepburn, EV 2-7039, EV 4-8124 office.

Be An Investigator
Desirable, 3-bedrm home, on sewer in high, healthy location, near bus, shops and schools. Skilfully planned and beautifully finished with full bsmt, oil heat and drive-in garage. GOOD TERMS, IMMEDIATE POSSESSION.
$13,750
Mr. Love, EV 4-8124, res. EV 4-6056.

RETIREMENT SPECIAL
A home for you. Situated among well-kept homes in a good district, convenient to all services including paved street and sewer. Originally built under NHA mortgage, this home has nice lines, no steps, good garden with young fruit trees. Inside is bright and cheerful, all one floor, featuring living room, dining area, wired modern kitchen, 4-PP bath with vanity, large utility FHA automatic oil heat. Three bedrooms or one could be den. Good garage. No hill to climb to the nearby stores. Terms half cash, bal $79 mo PIT.
Full price $13,500
Phone E. K. Lane, EV 4-8124; Res, EV 2-5992.

A BREATH OF SPRING
This cute little 5-room bungalow is in the 3-mile circle of town, Blenkinsop way. About 4 yrs old. Attractive living room with hardwood floors. Dining room, cabinet kitchen, wired. Three-piece bathroom. Utility with tubs. Duroid roof. No basement. Separate garage. Nice garden, lawn, oak trees. Terms, $2,375 down. Full price only $7900
W. Woodley, EV 4-8124; EV 4-3916 res.

$500 DOWN
CALL OUR NHA DEPARTMENT. We have available a 50' lot on Saanich Rd on sewer, on which we can build a 2-bedroom rancher for above down payment. Phone now for details. Ask for NHA department or eves, call Jack Middleton GR 9-4327.

ROCKLAND
Refinement in Detail
Inevitably, a new home in the Rockland area must appreciate in value. We offer such a home which has been occupied for only a short time, and is for sale due to special circumstances. This is a perfect home for a small, mature family, ideally located and of a standard of workmanship well above average $15,500
Existing mortgage approx $11,000 at $93 monthly P.I.T.
EV 4-8124, Mr. Simpson; res. EV 5-7369.

$1000 DOWN
(OR OFFER)
Balance to vendor at less than rent. Stucco and shingle 5-room bungalow. Full basement, coal and wood piped HA furnace. Drive-in garage. Full price $7950
D. E. Wilkinson, EV 4-8124, res. GR 5-2610

A. BERNARD
& CO. LTD.
629 Fort Street EV 4-9335

COUNTRY DWELLERS
Will enjoy this lovely 2½-acre property, located about three miles from city centre, on busline. The home is an older spacious home with living room 24x15 with fireplace. Dining room, kitchen and three large bedrooms and bathroom. Hot air heating, small barn and chicken house.
Price $11,500
Please call Mr. Francis. EV 4-9335. Res. GR 9-4810.

IMMACULATE BUNGALOW
4 well-proportioned rooms and Pembroke bathrm, all in perfect condition. Full bsmt, garage and oil furnace; fine oak floors. Small, well-kept lawn. NHA mtge at 4½% $10,500
Please contact Mr. Humphries, EV 6-1649.
EXCLUSIVE AGENTS.

DEEP COVE
Choice 5 acres. Good level land and modern 5-room bungalow, oak floors, fireplace, oil heat, copper tank, 2-car garage. This property is in first-class shape thruout.
A bargain at $12,600
Call Mr. Humphries, eves. EV 6-1649.
EXCLUSIVE AGENTS.

RETIRED
Very nice 2-bedroom home ten yrs old, auto oil heat. ELEC RANGE INCLUDED. Comfortable living near all conveniences. Reasonably priced at $11,000. Ted Kergin, EV 2-8117 or eves. EV 4-1582, Newstead Realty Ltd., 766 Fort St.

OPEN HOUSE—3 bedrooms, 1,055 sq. ft. 1818 Adanac, by Veterans' Hospital. April 3 and 4 only, 2 to 4 p.m., 7 to 9.30 p.m. (House sold, inside finished only)
KASAPI CONSTR. CO. LTD. EV 5-5614

NICE HOME PLUS 3 SUITES FOR revenue. $21,000. Fairfield. Owner, EV 3-4468.

150 HOUSES FOR SALE

Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"OPEN HOUSE"
SAT., APRIL 4th
2-5 — 7-9
5335 PARKER AVE.
CORDOVA BAY RD. to school at FENN RD., TURN RIGHT to Parker. YOU are INVITED to VISIT this CHARMING home with SEAVIEW, 100 ft. private BEACH SECLUDED PARKLANDS. A gardener's PARADISE and home owner's DREAM. Try your down payment. $21,000
MRS. SIMPSON EV 5-6741 or EV 5-5542

"835 PEMBERTON RD."
An address of distinction. Transfer from B.C. Government position makes immediate sale of this most desirable property imperative. Please do not disturb owners. For appointment to view call MRS. BACON, EV 5-6741 or EV 4-0237.

"IF YOU LIKE INDIVIDUALITY"
We have compact 3-bedroom home, plus TV room, every modern convenience. Calls for your immediate inspection. This home is charming set in nice garden, near good golf course. Dial MRS. WELLINGS NOW. $3,000 cash down, on terms. $14,900
EV 5-6741 or GR 7-2769.

"IF YOU LIKE ECONOMY"
Duplex in good area, four rooms down and four up. Both suites are self-contained. $1,000 cash. Dial MRS. WELLINGS EV 5-6741 or GR 7-2769.

"GO SUBURBAN"
OVERLOOKING GULF ISLAND AND SEA. More living area, 4 bedrooms, 4-pce bath down and 2 up. Combination living room-dining room. Full basement, hot water heat. See this first for family living on ¾ acre. $12,900
Please call TED CHARTRES, EV 5-6741 or EV 5-5508.

"EXCEPTIONAL THIS WEEK"
MERRIMAN DRIVE. Newly on the market, lovely 3-bedroom basement home, exceptionally well planned floor space. 2nd fireplace in large recreation area, real man-sized 2-car garage. High location, good view. On sewer, close to schools. $5,000 down.
Please call TED CHARTRES EV 5-6741 or EV 5-5508.

"CITY BUNGALOW"
Where can you find a city bungalow with a wide open view? Here is a real gem. Two bedrooms, living room, dining room, modern electric kitchen, full basement, oil conversion. Drive-in garage. Only 7 years old, on a quiet dead-end street, not crowded by neighbors. Full price $11,950
With $2,000 down and balance at $80 a month, interest 6%. Call ERIC A. MACFADYEN, EV 5-6741, 24-hr. service.

"CITY DUPLEX"
$2000 DOWN
DOWNSTAIRS VACANT: 4 large rooms with bath, fridge and range included, rents for $70 p.m. Upstairs also 4 large rooms with bath, modern range and oil heater, rents for $60 p.m. The property is in A-1 condition — new wiring, new plumbing, sep meters and entrances. Walking distance. Owner pays taxes and water only. $11,800
Full price
Please call KARL OGILVIE, EV 5-6741 or EV 5-6115.

"3 BR, DEN, OIL HEAT"
THE TV HOUSE FROM MONDAY NIGHT. High location. Beamed ceiling in living room, new wiring, bedrooms have wash basins. Property in lovely condition. CLEAR TITLE, also trade considered for modern 4-room bungalow. Full price $11,300
KARL OGILVIE EV 5-6741 or EV 5-6115.

"SEE IT—DRIVE BY"
But please do not disturb owners—if you like it then call me it will be a pleasure to make an appointment to see the inside.
266 SIMS AVE. — Hardwood floors, beautiful living room, 2 bedrooms, O-O-M heat. Full price $10,900
$3,200 down and $60 per month on the balance.
ALSO
3850 MERRIMAN DR. 1,290 sq ft, 3 bedrooms, it's a beauty. You can't build it for the same price. Call STAN ROZYLO, after you drive by, at EV 5-6741 or EV 4-6104 anytime.

"5 BEDROOMS"
Quadra. This compact semi-bungalow is set on a double lot in parklike area. Large, bright rooms, base, double garage and good schools nearby. On terms $10,250
I. G. PATRICK, EV 5-6741, res. EV 3-9043.

"LAKE FRONT EXCLUSIVE"
Nicely Furnished
3 Bedrooms
Secluded house only 9 miles from city centre. This Prospect Lake property will give you many happy hours of swimming, fishing and fun.
"5 LOTS"
Yes, 5 choice ½-acre lots are now available on easy terms on Moxon Terrace, just off Amity Drive, near Sidney. For further details on these weekend specials call AKSEL PETERSEN at EV 5-6741 or EV 4-6571.

"5 DOWN—3 UP
$1000 DOWN"
House is in excellent condition in and out. New oil furnace. Basement. Garage. A real family home with good rental possibilities. For details phone SUZANNE HOBSON, EV 5-6741.

"SACRIFICE $10,500
ATTRACTIVE HOME"
Owners anxious to move to their new home out of town. Selling at sacrifice. 3-bedrm, nicely appointed home in pleasant surroundings. $2,500 will handle. For appointment to see phone SUZANNE HOBSON, EV 5-6741.

"3986 SAANICH RD."
Lovely 2-bedroom home, 17x15 living room, fireplace, 4-pce colored plumbing. Full cement basement and rumpus room. $2,000 down. HERE'S A BUY. DORIS ADAMS, EV 5-6741 or GR 8-5294.

150 HOUSES FOR SALE

Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"SECLUSION"
Low-set bungalow on 2 nicely-landscaped lots. Large 20' living room, family room, 2 bedrooms and one unfinished bedroom. Cab kitchen and 3-pce bath. In the Cedar Hill area, with terms. $7950
For further details call MRS. JOHNSTON, EV 5-6741 or EV 2-5655.

"GORGE"
Newly decorated and in first class condition, this two-bedroom home has full cement basement with furnace and extra room. Very generous terms may be arranged.
Full price $7500
C. SAINSBURY, EV 5-6741 or EV 4-9035.

"STOP!"
Hurry, brand new house for sale immediately. Yours for $2,000 down.
Full price $6700
It's a whizz—it's a snap. It's yours if you ring now. K. J. WILLIAMS, EV 5-6741 or GR 8-3718.

"CUTE AS BUG'S EAR"
Describes this one-bedroom bungalow, exactly. It's ideal bungalow, exactly. It's ideally suited for the "bride" or for someone planning to retire to quiet living with low costs. Nice tidy little garden and separate garage. Please call MRS. JOHNSTON. With terms full price $5000
EV 5-6741 or EV 2-5655.

"HANDY MAN'S SPECIAL"
5-room bungalow, on good lot. Has to be moved 5'. Selling very cheap $2000
MRS. JOHNSTON, EV 5-6741 or EV 2-5655.

B.C. LAND
& Investment Agency Ltd.
96 Years in Real Estate.

NEW SIDE-BY-SIDE DUPLEX
Located in an excellent rental area close to the Dockyard in Esquimalt, this new duplex has on each side a living room, large electric kitchen with dining area and laundry facilities, Pembroke bathroom and two bedrooms. Automatic oil hot-air furnaces. Carports. High, well-treed lot with excellent drainage. Rents should be at least $80 per month on each side. See this now while it is under construction.
Price $15,000
Call Mr. Hope, EV 4-4115 anytime.

AN UPLANDS RESIDENCE
View sea and Olympics. 7 fine rms, 3 bedrooms, 2 bathrooms and wash room. TV den. Superior construction. Beautiful garden. More particulars on request. Price $36,000

OAK BAY TUDOR
Charmingly located on a double lot with trees. Six rooms, 3 bedrooms. Near sea. Ideal for small family. Price $19,500
Call Mr. Vivian Bagshawe, EV 4-4115 anytime.

GORGE (Exclusive)
$2500 DOWN
HIGH LOCATION
Drive by this modern, stucco bungalow at 236 MADDOCK. Consists of living room, large separate dining room with good oak floors, two bedrooms on ground floor and one in high high basement, 4-pc bathroom, electric kitchen with dining space. New package oil HA furnace, drive-in garage. This home is priced to sell at $10,500
Call Mr. J. Mackenzie, EV 4-4115 anytime

LANGFORD
2836 Knotty Pine Rd.
Twenty-five hundred down will buy this neat two-year-old five-room bungalow of 1,200 sq. ft. Lge. LR, spacious kitchen with din. area. Three bedrms and dr-in garage. Full price only $11,000
Drive by and then call Allan McGillivray at EV 4-4115 anytime.

THE B.C. LAND & INVESTMENT AGENCY LTD.
922 Government Street EV 4-4115
Member Real Estate Board of Victoria

HEISTERMAN
EMPTY APRIL 15
The owners are moving and this home will be available quickly. Nice living room, dining room, electric kitchen, 2 bedrooms up. Full high basement, has finished rumpus room and drive-in garage. Could have a suite as area zoned for duplex. $10,600
Full price
Mr. Gaddes, EV 3-4161, Eves. EV 5-7619

FAIRFIELD REVENUE
Triplex, each with separate bath and entrances. Oil hot water heating, in very good condition, close to bus, stores, etc. Reasonable down payment will be considered, priced to sell quickly at $13,750
Mr. Hamilton EV 3-4161 Eves. GR 7-1355

GORDON HEAD MUST SELL
Close to the sea, this modern 3-bedroom home with full high basement, rumpus room with fireplace is on large fenced lot. Reasonable down payment will be considered $15,250
Mr. Hamilton EV 3-4161 Eves. GR 7-1355

HEISTERMAN & COMPANY
(Established 1864)
1121 Blanshard Street. EV 3-4161

HOLLICK REALTY (1958) LTD.
CLARKE & WALLACE
1118 Quadra EV 5-8794

BUILD HOME YOUR OWN CHOICE
N.H.A. lots available in good districts on paved streets. Close to all conveniences. For further particulars phone Mr. Clarke or Mrs. Wallace, EV 5-8794, EV 2-6817, EV 2-8493.

BETTER
Than no down payment on your lot—on our lot X down payment
Old houses could be traded in for new ones. Call us to discuss things with you with no obligation to you.
KASAPI CONSTR. CO. LTD. EV 5-5614

OLDER TYPE 3 OR 4 BEDROOM home, double plumbing, full cement basement, coal and wood furnace, easily duplexed, Fairfield. Low down payment. Phone EV 2-2330.

150 HOUSES FOR SALE

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

FAIRFIELD
Family Home
4 bedrooms and den. Remember—the larger home you've always wanted—HERE IT IS. Spacious LR and DR with panelled open beams, built-in china cabinets, fireplace in each; 12x12 panelled den with FP; gleaming white family kitchen and nook, wired for electric. 2 large bedrooms on main floor with wardrobe closets. Closed stairwell to 2 large bedrooms up. Completely rewired. Full high basement. Extra large lot with 12 variety fruit trees. All fenced. Separate garage. City gas piped in. Hot-air heat.
Full price only $10,500
Very reasonable terms.
For particulars call Ken Jensen, EV 5-8704 or GR 4-1973

3-BR. HOME PLUS $70 SUITE ONLY $10,900
Lovely stucco home in good location. This will sell fast. Live in comfort with $70 revenue. Oil heat, separate meters and double garage. Reasonable down payment too. Good 6% mortgage. Call now — exclusive with J. Moore, EV 2-3646; office EV 5-8704.

HIGH LOCATION
Immaculate Condition
Truly a home you would be proud to own. Very attractive two-bedroom bungalow, conveniently located among good homes with high location overlooking the city. Comfortable living room with fireplace, adjoining dining room, bright cabinet kitchen and bathroom. Basement, piped hot air heat and drive-in garage. Full price $7750
To view call D. Munro, GR 7-1705, or office EV 5-8704.

HEY! HEY! HEY!
Look
No Foolin'
Reduced From $10,950
For Quick Sale
Worth $1,000 more to replace, especially in this close-in location. Only four yrs old, stucco, large lot, fenced and landscaped. Contains 2 bedrms; LR, fireplace; lge kitchen, dining area, modern bath, and in lovely shape. FC basement, auto oil, on sewer. Room for extra bedroom or recreation room. Selling now for the low price of only $9950
To view phone J. Mann, EV 5-3857, or office, EV 5-8704.

1-YR-OLD
NHA—3-BR HOME
Walking distance to town—convenient location, 3 bedrms, LR, master mahog kitchen and dining room, lovely fireplace and book shelves, modern 4-pce bath. FC basement, auto oil on sewer. Partitioned rooms, ideal recreation space. Lovely garden and lawns and really close to city centre. Going at $13,000
low cost price of
Lge mtge, and payments incl taxes, lower than rent. Don't wait. I know this will sell this week. Call J. Mann, EV 5-3857, to view, or office, EV 5-8704.

MOUNT VIEW
5-year-old 3-bedroom bungalow. Family-sized cabinet kitchen, living room with fireplace, 4-pc unit bathroom. Auto oil heat in full concrete basement, unfinished. Attached carport plus storage space. Close to schools, shopping, etc. Only $3,200 cash required, $81 per month covers principal, interest, taxes. To view call J. Dowsley, EV 5-2593; C. Sinden, EV 3-0395; office, EV 5-8704

EXCLUSIVE
$1975 DOWN
NHA! NEW!
CLOSE IN!
IMMEDIATE OCCUPANCY
SEE THIS BRAND NEW 3-BEDROOM HOME. FEATURES THROUGH HALL, LARGE L-SHAPED LIVING AND DINING ROOM, NICE KITCHEN WITH EATING AREA. VANITY IN BATHROOM. ROUGHED-IN RUMPUS ROOM IN FULL BASEMENT. AUTO-OIL HEAT. ON SEWER. CLOSE TO SCHOOLS, SHOPPING AND BUS.
FULL PRICE $13,575.
TO VIEW PLEASE CALL
LEN WARDLE — LOU MOILLIET
GR 7-3348 GR 9-2620
OFFICE, EV 5-8704

Secluded—High Quadra
Nice, quiet home with one and three-quarter acres, could be subdivided. Living room with fireplace, dining room, kitchen and dining area. Two bedrooms and bath (3-pce.) down, 2 large BRs upstairs. Two-car garage, rec. room, coal and wood hot-air furnace. Lovely family home, treed and lots of room.
B. J. Merchant, EV 5-2108 Office, EV 5-8704

CITY
NO STEPS
Attractive bungalow in spotless condition situated on a nice well-kept lot. Home consists of 2 bedrooms, kitchen with dining area, utility room, and nice-size living room. This makes a nice home for newlyweds or retired couple. Price is very reasonable at $8600
To view call B. Walz GR 9-6638 or Office EV 5-8704.

RICHMOND-MT. TOLMIE
New N.H.A. built, 3-bedroom home. Full basement, oil heat, drive-in garage. Dining area in kitchen plus dining rm. Home now complete and ready to move into. Full price $13,750 with $2,275 down, balance $73.42 per month plus 1/12 taxes.

OAKLANDS
Another 3-bedroom N.H.A. home, with the same features as above, located close to Oaklands School and now nearing completion. Full price $13,500 with $1,912 down. Balance $95 per month including taxes. For further information and a d d r e s s to view call Leonard Thomas at Douglas Hawkes & Co., 817A Fort St. EV 4-7128 (Res. EV 3-5685).

Fellow Agents
May Sub-list

THE ROYAL TRUST CO.
Ten Mile Point area, 2920 Sea View Road. Large, attractive 6-room stucco bungalow with a shake roof. Consisting of a through hall, large living room, guest-size dining room, cabinet kitchen, 2 bedrooms, one twin-size, also den or third bedroom. Attached garage. Electric heating. Property approx. 107'x350'. Price now $14,900
Mr. Coles
THE ROYAL TRUST COMPANY
1205 Government Street EV 3-4126
Evenings: EV 2-8732

STONE HOUSE ON 3¼ ACRES, complete privacy, wonderful view. Living - dining room, fireplace, modern kitchen and hall downstairs. 3 bedrooms, four-piece bathroom, den and fireplace upstairs. Balcony overlooking landscaped garden. Orchard, workshop. Double carport and garages. Near schools and transportation. $4,500 down. Price $1,750. Owner, GR 7-1263.

150 HOUSES FOR SALE

WESTERN
HOMES LTD.
611 YATES STREET

OPEN HOUSE
Sat., Apr. 4, 2-5 p.m.
3901 Burridge St.
Drive out Carey Rd to Mt. View High School to see this almost new 3-bedroom rancher. Nicely landscaped and high new lot. Large living room with raised hearth. All the modern conveniences and close to bus and stores. Terms available at $12,950
the price of
Norman Thornber in attendance. Phone EV 2-2157; eves, GR 9-1853

$1000 DOWN
LANGFORD
LAKE VIEW
Drive out on the old Island Highway to this brand-new 2-bedroom bungalow situated overlooking Langford Lake, Mahogany cabinet kitchen, roomy living room with terrific view. Two bedrooms with large closets, wall-to-wall carpets, Pembroke bath, automatic heat. Almost 2 acres of property. Clear title. $9000
Price
Phone Mr. Thornber and Mr. Evans, EV 2-2157; eves GR 9-1853, EV 5-5533.

TODAY'S
BELIEVE IT OR NOT
VALUE PACKED
4-ROOM BUNGALOW
CLOSE TO
OAKLANDS SCHOOL
$1500
DOWN
BALANCE AS RENT
AUTOMATIC HEAT
HIGH BASEMENT
SOLID CONSTRUCTION
TODAY'S BEST BUY
FOR
ANY MAN'S MONEY
FULL PRICE $10,250
CALL MR. CLARK
EV 2-2157
RES, EV 2-3453

$800 DOWN
JUBILEE
Brand new stucco rancher of seven rooms. Oil heat. Possession in one week. See this NOW. $13,950
at
Mr. Evans, EV 2-2157, EV 5-5533.

LAKE HILL
VACANT
OFFERS
WANTED
Roomy, six-room bungalow with full basement and large lot. Some decorating needed. Open to offers on down payment or on the full price of $8700
Mr. Evans, EV 2-2157, EV 5-5533.

NHA
AS LOW AS
$1000 DOWN
NO EXTRAS
HIGH LAKE HILL
DRIVE BY
CAMROSE AND MAPLEWOOD—LOOK FOR OUR SIGN. ALL LOTS ON SEWER, PARKLIKE SETTING . . . 3 HOMES UNDER CONSTRUCTION. 2 MILES FROM CITY CENTRE. ONLY 11 LOTS LEFT. FOR ADDITIONAL INFORMATION PLEASE CALL HOWARD BLAKE, EV 2-2157; RESIDENCE, EV 2-6719.

ALL BRICK AND A WIDE YARD
Here is a delightful home offered for sale by owner. Triple level functional elegance in a Spanish decor. This home has appeal to executive with growing family. Built of pumice block, with Spanish-style Barrett roof, it's virtually fireproof, needs no painting or maintenance, entirely insulated with Zonolite and Rockwool. Entrance porch opens into large reception hall, to the right you enter the living room 15'x21' with 12' high-beamed ceiling, stone fireplace, and large cathedral window, facing south, doors open off living room to spacious sunporch overlooking Straits of Georgia, shaded by graceful red cedar trees. Dining room off living room also overlooking Straits. Large kitchen with many built-in features, including double stainless steel sinks, wired for electric range, with automatic hot-water tank. Large master bedroom off entrance hall has exceptionally large closet with powder room and bathroom adjoining. Up a few steps to gallery overlooking living room are two more large bedrooms with sea views, third level has fourth bedroom opening on sundeck. There is also a ground level self-contained suite, comprising living room with private entrance, kitchenette, and 3 bedrooms plus shower and toilet, utility room, and fireproof-enclosed furnace room. This suite is an ideal revenue producer for owner. All situated on landscaped lot 65'x130', low taxes, close to store, school and bus. Owner asking $20,000. Terms, cash to mortgage arranged. Principals only. For appointment to view write VICTORIA PRESS, BOX 162.

DESPERATE
$1,000 down, $67.50 per month direct to owner buys this 5-room white siding bungalow. New Oil-O-Matic furnace. New glass steel hot water tank. New heavy wiring, 220. Low taxes $53. A real buy at $6900
Owner must go. Call Mr. Ludlow, EV 2-7276.

Town & Country Homes, 831 Pandora Ave.

$1000 DOWN—GORGE
You'll be proud to own this 4-room bungalow, separate garage, auto heat, close to bus and shopping, nice garden in lawn with fruit trees.
$1,000 DOWN.
High Quadra, 5-room home, older-type on lovely treed lot. 3 down and 2 up. EXTRA LOT CAN BE BOUGHT ON PACKAGE DEAL. $1,500 or separate. TED CHARTRES, EV 5-6741 or EV 5-5508. Northwestern Securities of Victoria Ltd.

CITY—VISTA HEIGHTS
5-room bungalow with closed-in stair to 1 room and extra space upstairs. A full cement basement with drive-in garage. Coal stoker, hot-air furnace and wired for electric range. Large kitchen, pass pantry, dining room, through hall, living room, fireplace and 2 nice bedrooms. In excellent condition with early possession. Fully furnished for $10,000. Mr. Laing, eves, EV 5-5306. Albert Carmichael & Co. Ltd., 1239 Broad Street. EV 4-7341.

150 HOUSES FOR SALE

Ker & Stephenson
Ltd.

A MONEY MAKER
$10,750
3 SUITES
3 BATHS
HIGH QUADRA
HA OIL HEAT
BASEMENT
$3000 DOWN
$75 MONTH
EV 5-3411. J. A. Vallance, GR 7-1917
EV 5-3411, H. Nichols, GR 7-3089

$12,950—OAK BAY
A SPARKLING JEWEL
Secluded, parklike garden. Fine specimen oaks, rockeries, trim lawns, choice shrubbery. The smart, distinctive styling and expert craftsmanship will please the purchaser of this charming home. There is a big LR and separate DR, elec cabinet kitchen. Entrance and through halls, 2 spacious bedrms and 4-pc bath. (Also finished bedroom below). OAK FLOORS. (HW oil heat.) Full basement. Garage under.
An Exclusive Listing.
EV 5-3411 Mr. Nichols GR 7-3089
EV 5-3411 Mr. Vallance GR 7-1917

CLOSE - IN NHA
Drive by 2815 WYNDEATT, but please do not disturb the owner. This 3-bedroom home, less than 2 yrs old, close to transportation, and only 10 minutes from city centre, carries a good NHA mortgage with easy monthly payments. For full details and appointment to view please contact Larry Wagner, EV 5-3411; J. H. Ford, EV 2-2191.
Full price $13,950

1980
CROMWELL
MT. TOLMIE
Attractive stucco bungalow with thru-hall plan. Large LR and DR. Oak floors. Electric kitchen, nook and utility room. Two nice bedrms. Open stairs to rumpus room or den with fireplace. Full basement. Workshop and oil furnace. Beautiful grounds, shrubs, lawns, barbecue and patio. Top condition, quiet location. Please do not disturb occupants. Real value.
Exclusive $18,500
Please contact E. J. FATT at EV 5-3411 or EV 3-6536.

OAK BAY
A very attractive 6-roomed home in one of the better districts in Oak Bay. Only 2½ years old, and immaculate in every respect. An attractive living room with mahogany wall on fireplace side. Guest-size dining room, two bedrooms and den or third bedroom; oak floors throughout; smart cabinet kitchen with nook; full high basement with rumpus room roughed-in, fireplace and extra toilet; Timken oil HA heating. Attached garage. Grounds are beautifully landscaped with shrubs and lawns—planters. Truly a home you would be proud to own.
Full price $25,000
Some terms if required
For appointment to view, please call
BERT DAYKIN
EV 5-3411 EV 2-0255

KER & STEPHENSON LTD.
Member Multiple Listing Bureau
909 GOVERNMENT STREET

FINANCIAL SURVEY LTD.
1324 GOVT. ST. EV 4-9305

SIDE BY SIDE
Attractive white stucco, 2 self-contained suites, 4 rooms. Lge living rm, compact cab kitchen, 2 bedrms with baths. Two full bsmts with hot-water heating. Location is good. Excellent investment or home and revenue. Priced right, "terms" $13,800
P. G. Williams, res. EV 4-9657.

THREE BEDROOMS
Spotlessly clean and exceptionally attractive. 6-year-old home in one of the better residential areas. Large living room, dinette, cab electric kitchen, utility; oil h[illegible] no basement. Attractive N[illegible] mortgage may be assumed.
Full price $12,750
N. A. Fraser, res. EV 5-2751

SPECIAL
886 DARWIN. Drive by this 2-yr-old stucco bungalow. 3 bedrms, "L"-shaped liv and din rm, cabinet kitchen, full basement, automatic oil heat. Drive-in garage.
Special price $11,500
S. W. Anderson, res. EV 2-8917.

QUICK POSSESSION
ATTRACTIVE 4-RM STUCCO BUNGALOW with attached garage. A clean, reasonably priced property situated on a well fenced corner lot. Suit retired couple or small family. No basement. Low taxes and low upkeep.
Asking price only $6950
Open to offers. Owners leaving Victoria. A. E. Seeber, Res. EV 5-2875.

THREE BEDROOMS
WESTVIEW
SUBDIVISION
3709 RAYMOND ST. Drive by this outstanding NHA home in one of Victoria's better sub-divisions. Only 3 years old and immaculately maintained inside and out. 3 bedrooms, dining area, cab kitchen, four-piece bath, full basement, oil heat and d-t garage. Please do not disturb tenants—for appointment to view please phone Mr. Morey or Mr. Johnstone EV 5-8701.
Full asking price $14,950
Exclusive listing—courtesy to fellow agents.

MOREY & JOHNSTONE
Real Estate
3244 Douglas St.

ESQUIMALT
Cute and spotless, white siding 2-bedroom bungalow, living room with fireplace, large kitchen with eating space. De luxe oil range (NEW), separate garage, close to schools, bus and shopping. Low down payment. $7950
Price
Full details, by calling BUZZ or MARY FRASER, EV 5-6741 or EV 5-4335. Northwestern Securities of Victoria Ltd.

2 YEARS OLD
2 BEDROOMS
Large living rm, oak floors, elec cabinet kitchen, full cement basement. On sewer. Fruit trees and good view. Cash to mortgage. Approximately $4,000. Will accept mortgage or agreement for sale as part down payment. Total price $9,800. Can be seen at 807 Vernon. No agents, please.

3235 ADMIRALS RD. — NEW, 3 bedrooms, full bsmt, pkg oil heat. $2,000 down. Total price $13,000. Don't miss this. Call L. Moilliet, GR 9-2620, or Len Wardle at GR 7-3348; office, EV 5-8704. Frank A. Martin Agencies.

150 HOUSES FOR SALE

HARRY FOSTER
Opposite "The Bay"
1732 DOUGLAS ST. EV 2-2101

EXCLUSIVE
NEW LISTING
$6500
$1500 DOWN
Or with $2,400 down price can be reduced to $6,200. This is an older style in terrific shape, nicely decorated one bedroom on ground floor, 2 up. Full basement, drive-in garage, situated in Vic West, low taxes, only $78. This property is such a terrific buy that NO offers on terms and price will be considered. Suitable for an investor. Could rent for $75.
Call G. Jessup, EV 2-2101. Res. EV 2-1667.

2 ACRES
PLUS
5-ROOM HOME
780 ROGERS ROAD
A Retirement Dream
for Some Lucky Family
A solidly built modernized home. (Oil-O-Matic heat). Fruit trees, berries, beautiful landscaping, semi-seclusion AND a building for YOUR FAVORITE HORSE. For further particulars on this exceptional property please call Mr. Yells, EV 3-5039 or Mr. Mitchell, EV 3-4473.

OPEN HOUSE
SATURDAY
(All Day)
"570 TAIT ST."
Brand new 2-bedroom stucco home with full basement and Oil-O-Matic heating. Situated just off Glanford Avenue amongst all new homes. This house is exceptionally well built and finished, and offers the best value on the market today. IMMEDIATE POSSESSION. SEE THIS BEFORE YOU BUY! REASONABLE DOWN PAYMENT.
Asking $10,700
Drive out and look it over or call Herb Hodgson, EV 2-2191. Res. GR 9-2114.

JUBILEE—NHA
$2450 DOWN
Here's a better one! A larger living room with fireplace and bookshelves. A beautiful kitchen with mahogany cabinets, 3 bedrooms. A dining rm. Full high basement. Oil-O-Matic heat. This house is finished and ready for you. We have a key! $2,450 down.
Price $13,750
C. Vining, EV 2-2101. Res. GR 9-3786

CHOICE
ST. CHARLES
REAL ESTATE APPRAISERS KNOW . . . Location holds investment value . . . what better area then, could you choose than the ST. CHARLES area where some of Victoria's STATLIEST HOMES are located. We are AUTHORIZED AGENTS for the sale of a smart and lovely MODERN BUNGALOW set in this desirable location. It contains LARGE living room and dining room. THREE bedrooms (on one floor), large modern kitchen, Pembroke bathroom, through hall. EIGHT-FOOT-HIGH cement basement. Drive-in garage. Oil heating of course. IT IS HARD TO FIND a sparkling modern bungalow so close in to town and in such a CHOICE AREA. Over $10,000 mortgage, finance available if desired.
Price only $16,500
Please call Mr. Foster for appointment to inspect. Phone residence EV 3-9325, office EV 2-2101.

LANGFORD & COLWOOD
$850 DOWN, older style 3-bedroom bungalow in nice central location, remodelled and in splendid condition. Garage and chicken house. Good oil range and heater, plus venetian blinds. All for $6,900; less for cash.
Another similar close by for $4750

$1000 TO $1,500 DOWN, and you have a choice of three four-room modern stucco bungalows, brand new, all in central locations, with carport and utility room. Hard to equal for $6,750.

$2000 DOWN, 6 acres very good land, mostly cleared, and modern four-room ranch-style bungalow, only 70 miles out. Two large modern chicken houses hold 1,000 birds, with automatic watering. Vegetable and flower garden with fruit trees. Ideal location. Full price with extras, $12,500.

Thinking of building? We have some very fine lots with city light and water laid on, nicely treed and central location. $250 down will handle. NHA approved.

Grant & Jenkins
Real Estate & Insurance Ltd.,
Langford, B.C. Office GR 8-1729
Res. GR 8-2508 or GR 8-3619.

C.N. Montague
CO. LTD.
1028 Blanshard at Fort. EV 4-9318

SUBURBAN HOME
WILL TAKE CAR AS PART OF DOWN PAYMENT on this choice 3-bedrm stucco bung. L-shaped LR and DR. Hardwood throughout. Full bsmt, oil heat. High location, 3-mile circle, with fine open view. Large lot — oak trees.
Price $13,900
B. E. Porritt, EV 4-9318, EV 4-6152

CHARMING
3-bedrm split level
TRY $3500 DOWN
Brand new 2-tone stucco, situated on a quiet street near Colwood Golf Club. Attractive entrance hall, up 3 steps to gracious LR, FP, hwd firs. Extremely smart kit, dining area, W 220, utility. Lge closets, drive-in garage. Oil-O-Matic. 3-bedrm homes are scarce in this desirable location. See it now before it's too late. Asking price $14,200
Ruth E. Hutcheson, EV 4-9318, GR 8-3536

ESQUIMALT
Three bedrooms, living room, dining area, kitchen, garage; on quiet paved street near Head Street.
FULL PRICE $7500
Trade in your home as down payment. This is a bargain.
CALL ERIC A. MACFADYEN
Northwestern Securities of Victoria, Ltd.
EV 5-6741 24-Hour Service

$2,000 WILL HANDLE
Owner transferred. Lovely clean stucco bungalow, Oil-O-Matic hot water heat, fully insulated, basement garage, suit couple, half block to bus and stores. No agents. EV 4-0136.

2 OLDER-TYPE HOUSES FOR sale in Saanich, near the CCF Hall. GR 5-2737.

$75 DOWN, DUPLEX OR STORE, upper half finished. Highway frontage. Sooke. $7,900. EV 5-5529.

150 HOUSES FOR SALE

WHITTOME'S
Established 1898

OAK BAY
Five-room bungalow, full basement, 3 bedrooms, living room, cabinet electric kitchen with eating area. Situated on fully landscaped lot. Separate garage. Close to shopping centre, bus and schools.
Price $11,500
With